

LEGAL DESCRIPTION:**EXHIBIT - 26.76 ACRES**

BEING A 26.76 ACRES TRACT OF LAND SITUATED IN THE BARNETT D. KANE SURVEY, ABSTRACT 281, HAYS COUNTY, TEXAS; BEING ALL OF A CALLED 0.98 ACRE TRACT OF LAND DESCRIBED TO CCMCCOY LLC, AS SHOWN ON INSTRUMENT RECORDED UNDER VOLUME 5089, PAGE 389, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, (O.P.R.H.C.T.), BEING A PORTION OF A CALLED 22.62 ACRES TRACT OF LAND DESCRIBED TO CCMCCOY LLC, AS SHOWN ON INSTRUMENT RECORDED UNDER VOLUME 5098, PAGE 394, O.P.R.H.C.T., BEING A PORTION LOT 1, BLOCK 1, DENNIS P. MCCOY SUBDIVISION, A LEGAL SUBDIVISION, AS SHOWN ON INSTRUMENT RECORDED UNDER VOLUME 4, PAGE 136, OF THE PLAT RECORDS OF HAYS COUNTY TEXAS, (P.R.H.C.T.), AND BEING A PORTION OF A CALLED 2.97 ACRES TRACT OF LAND DESCRIBED TO MCCOY INVESTMENTS, LTD, AS SHOWN ON INSTRUMENT RECORDED UNDER VOLUME 2625, PAGE 767, (O.P.R.H.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD WITH ALUMINUM CAP STAMPED "TEXAS DEPT OF TRANSPORTATION R.O.W. MONUMENT" FOUND, FOR THE NORTHEAST CORNER OF THE REMAINDER OF SAID 22.62 ACRES TRACT, SAME BEING THE NORTHWEST CORNER OF A 2.174 ACRES TRACT OF LAND DESCRIBED TO THE STATE OF TEXAS, AS SHOWN ON INSTRUMENT RECORDED UNDER VOLUME 4921, PAGE 371, O.P.R.H.C.T., AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF WONDER WORLD DRIVE, A CALLED 100-FOOT RIGHT-OF-WAY, WITH THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 123, A VARIABLE WIDTH RIGHT-OF-WAY,

THENCE, WITH THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 123, SAME BEING THE EAST BOUNDARY LINES OF THE REMAINDER OF THE 22.62 ACRES TRACT, THE REMAINDER OF SAID 2.97 ACRES TRACT, AND THE REMAINDER OF SAID LOT 1, SOUTH 04°25'27" WEST, A DISTANCE OF 1,584.01 FEET TO A 1/2-INCH IRON ROD FOUND, FOR THE SOUTH CORNER OF SAID REMAINDER OF THE 2.97 ACRES TRACT, SAME BEING THE SOUTHWEST CORNER OF A CALLED 1.215 ACRES TRACT OF LAND DESCRIBED TO THE STATE OF TEXAS, AS SHOWN ON INSTRUMENT RECORDED UNDER VOLUME 4908, PAGE 8, O.P.R.H.C.T., ALSO BEING AN ANGLE CORNER IN THE EAST LINE OF A CALLED 109.42 ACRES TRACT OF LAND DESCRIBED TO WB SAN MARCOS SH123 LAND LLC, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NUMBER 22026019, O.P.R.H.C.T.,

THENCE, DEPARTING SAID WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 123, WITH THE EAST LINE OF SAID 109.42 ACRES TRACT, SAME BEING THE WEST BOUNDARY LINES OF THE 2.97 ACRES TRACT, THE 22.62 ACRES TRACT, AND SAID LOT 1, NORTH 42°11'31" WEST, A DISTANCE OF 1,477.38 FEET TO A 1/2-INCH IRON ROD FOUND, IN THE EAST BOUNDARY LINE OF SAID 0.98 ACRE TRACT, FOR THE NORTHWEST CORNER OF SAID 22.62 ACRES TRACT, SAME BEING AN ANGLE CORNER IN THE EAST BOUNDARY LINE OF SAID 109.42 ACRES TRACT,

THENCE, WITH SAID EAST BOUNDARY LINE OF THE 0.98 ACRE TRACT, SAME BEING SAID EAST BOUNDARY LINE OF THE 109.42 ACRES TRACT, SOUTH 45°24'51" WEST, A DISTANCE OF 65.65 FEET TO A FENCE POST FOUND, FOR THE SOUTHEAST CORNER OF SAID 0.98 ACRE TRACT, SAME BEING AN ANGLE CORNER IN THE EAST BOUNDARY LINE OF SAID 109.42 ACRES TRACT,

THENCE, CONTINUING WITH THE EAST BOUNDARY LINE OF SAID 109.42 ACRES TRACT, SAME BEING THE SOUTH BOUNDARY LINE OF SAID 0.98 ACRE TRACT, NORTH 46°58'04" WEST, A DISTANCE OF 36.53 FEET TO A CALCULATED POINT, FOR THE SOUTHEAST CORNER OF RIVERSTONE SUBDIVISION, A LEGAL SUBDIVISION, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NUMBER 20016940, O.P.R.H.C.T, ALSO BEING THE TERMINUS OF THE SOUTH RIGHT-OF-WAY LINE OF RIVERSTONE DRIVE, A CALLED 45-FOOT RIGHT-OF-WAY, FOR THE SOUTHWEST CORNER OF SAID RIVERSTONE SUBDIVISION, SAME BEING THE SOUTHWEST CORNER OF SAID 0.98 ACRE TRACT,

THENCE, DEPARTING SAID EAST BOUNDARY LINE OF THE 109.42 ACRES TRACT, WITH THE EAST BOUNDARY LINE OF SAID RIVERSTONE SUBDIVISION, SAME BEING THE WEST BOUNDARY LINE OF SAID 0.98 ACRE TRACT, NORTH 43°53'42" EAST, PASSING A 1/2-INCH IRON ROD WITH CAP STAMPED "BTS" FOUND, AT A DISTANCE OF 45.06 FEET, FOR THE TERMINUS OF THE NORTH RIGHT-OF-WAY LINE OF SAID RIVERSTONE DRIVE, PASSING A 1/2-INCH IRON ROD WITH CAP STAMPED "LSI SURVEY" FOUND, AT A DISTANCE OF 1,212.65 FEET, FOR THE NORTHEAST CORNER OF SAID RIVERSTONE SUBDIVISION, AND CONTINUING FOR A TOTAL DISTANCE OF 1,220.16 FEET TO A CALCULATED POINT, IN THE WEST RIGHT-OF-WAY LINE OF WONDER WORLD DRIVE, A CALLED 100-FOOT RIGHT-OF WAY, FOR THE NORTHWEST CORNER OF SAID 0.98 ACRE TRACT, AND THE BEGINNING OF A CURVE,

THENCE, WITH SAID SOUTH RIGHT-OF-WAY LINE OF WONDER WORLD DRIVE, SAME BEING THE NORTH BOUNDARY LINE OF SAID 0.98 ACRE TRACT, WITH SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 00°32'11", A RADIUS OF 3,769.72 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 43°01'15" EAST, 35.29 FEET, AND AN ARC LENGTH OF 35.29 FEET TO A CALCULATED POINT, FOR THE NORTH CORNER OF SAID 22.62 ACRES TRACT, SAME BEING THE NORTHEAST CORNER OF SAID 0.98 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID 22.62 ACRES TRACT,

THENCE, CONTINUING WITH SAID SOUTH RIGHT-OF-WAY LINE OF WONDER WORLD DRIVE, SAME BEING THE NORTH BOUNDARY LINE OF SAID 22.62 ACRES TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) SOUTH 42°00'25" EAST, A DISTANCE OF 64.67 FEET TO A CALCULATED POINT, AND FROM WHICH A DISTURBED 1/2-INCH IRON ROD FOUND, BEARS SOUTH 20°03'40" WEST, A DISTANCE OF 0.68 FEET,
- 2) SOUTH 42°30'25" EAST, A DISTANCE OF 406.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 26.76 ACRES OF LAND, MORE OR LESS, IN HAYS COUNTY, TEXAS. THIS DOCUMENT WAS PREPARED IN THE OFFICE OF KIMLEY-HORN INC. IN AUSTIN, TEXAS.

SURVEYOR'S NOTES:

BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL COORDINATES AND DISTANCES SHOWN HEREON ARE GRID VALUES. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.



MICHAEL A. MONTGOMERY II, R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6890

EXHIBIT
26.76 ACRES
BEING A PORTION OF THE
BARNETT D. KANE SURVEY, ABSTRACT 281
HAYS COUNTY, TEXAS

Kimley»Horn

10814 JOLLYVILLE ROAD, CAMPUS IV SUITE 200, AUSTIN, TEXAS 78759 TEL. NO. (512) 418-1771
TBPELS FIRM # 10194624 WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
N/A	THH	MMII	10/16/2025	065053400	1 OF 3

LINETYPE LEGEND

	BOUNDARY LINE
	ADJOINER LINE

LEGEND

	= 1/2" IRON ROD FOUND (CAP NOTED)
	= CALCULATED POINT
P.O.B.	= POINT OF BEGINNING
O.P.R.H.C.T.	= OFFICIAL PUBLIC RECORDS HAYS COUNTY TEXAS
P.R.H.C.T.	= PLAT RECORDS HAYS COUNTY TEXAS

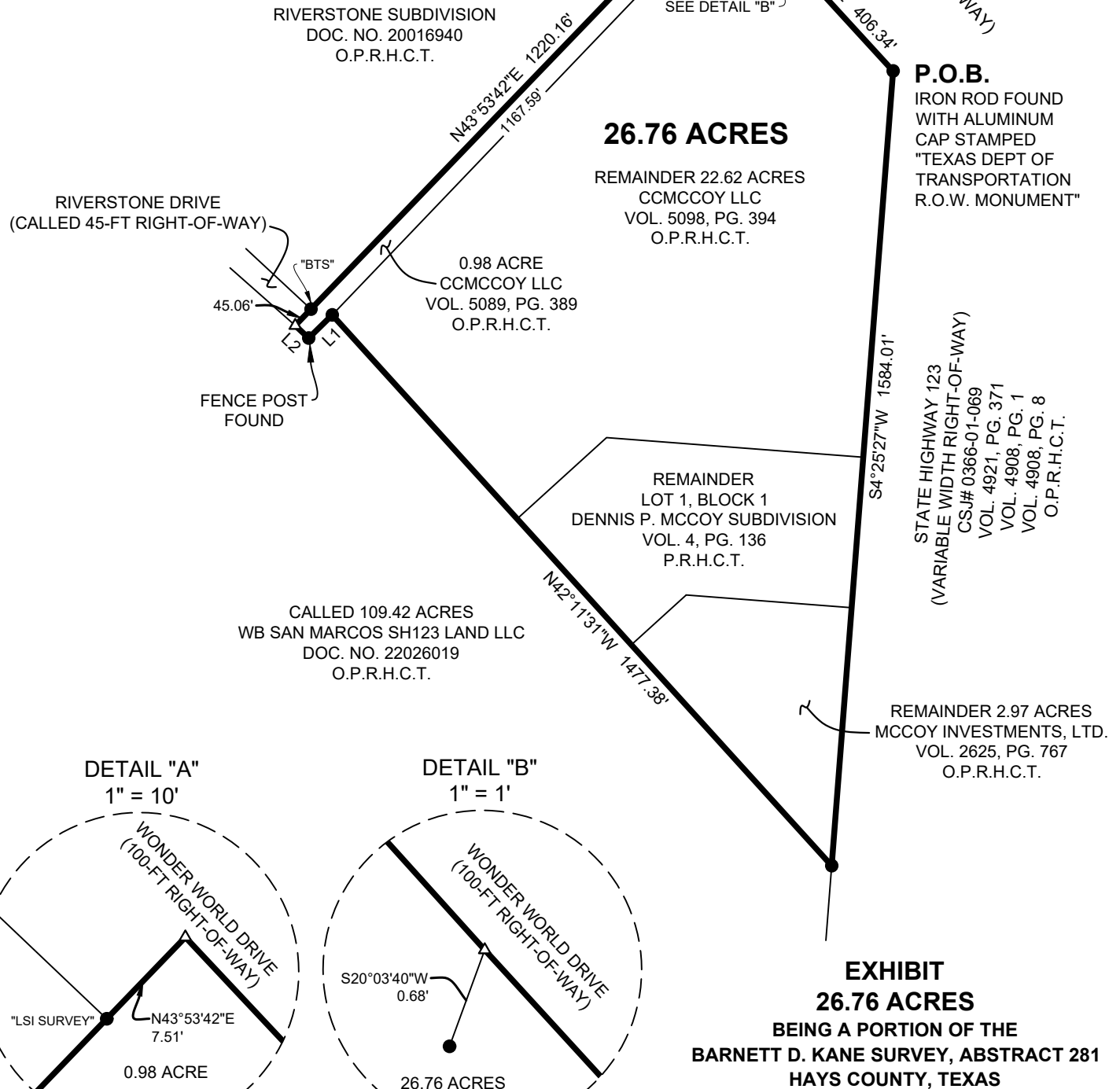
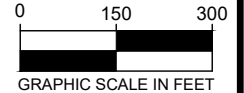


EXHIBIT
26.76 ACRES
BEING A PORTION OF THE
BARNETT D. KANE SURVEY, ABSTRACT 281
HAYS COUNTY, TEXAS

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SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 300'	THH	MMII	10/16/2025	065053400	2 OF 3

LINE TABLE		
NO.	BEARING	LENGTH
L1	S45°24'51"W	65.65'
L2	N46°58'04"W	36.53'
L3	S42°00'25"E	64.67'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	0°32'11"	3769.72'	35.29'	S43°01'15"E	35.29'

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N/A	THH	MMII	10/16/2025	065053400	3 OF 3